

# DETERMINATION OF SURPLUS

(Excess Real Property and Related Personal Property)

6. PROPERTY IDENTIFICATION  
Naval Weapons Industrial Plant-Aviation Hangar  
Hartwell Road  
Bedford, Ma 01730

## 8. PROPERTY DETERMINED SURPLUS

### A. BUILDINGS, STRUCTURES, UTILITIES, AND MISC FACILITIES

USE	NO. BUILDINGS	AREA (Sq. Ft./in <sup>2</sup> )	ACQUISITION COST
(1) OFFICE			
(2) STORAGE	2		
(3) OTHER (Specify)			
	1	95,949+/-	
(4) TOTAL SPACE	3.00		
(5) TOTAL ACQUISITION COST			\$ (b) (4)

### B. LAND

GOV'T INTEREST	ANNUAL RENT	AREA (Acres/Hectares)	ACQUISITION COST
(1) FFC		18 acres+/-	\$ (b) (4)
(2) LEASED	\$		
(3) OTHER (Specify)			\$
(4) TOTAL LAND	\$		\$

### C. RELATED PERSONAL PROPERTY (Acq. Cost)

### D. GRAND TOTAL ACQUISITION COST OF PROPERTY DETERMINED SURPLUS (Lines A(5), B(4) and C)

### 11. REMARKS (Use reverse if more space is required)

This notices covers the portion of the Former Navy Industrial Weapons site know as the Aviation Hangar site. It was published as unsuitable as facilities to assist the Homeless in the Federal Register on 3/11/2011. The property consist of one building with a two bay aviation hanger and three stories of office space. There are two small storage structures on the site as well.

## 1. GSA REGIONAL OFFICE

1PZ Boston

## 3. HOLDING AGENCY NUMBER

DOD-NavSea

## 5. DATE REPORT OF EXCESS ACCEPTED

February 4, 2011

## 2. GSA CONTROL NUMBER

1-N-MA-0840AC

## 4. TYPE OF APPROVAL REQUIRED

- ☒ A. REGIONAL ONLY  
☐ B. CENTRAL OFFICE & REGIONAL

## 7. TYPE OF DETERMINATION (Check one)

- ☒ A. ORIGINAL  
☐ B. CORRECTION (If B, C, or D are checked, explain details in Block 11)  
☐ C. RECISSION  
☐ D. OTHER

## 9. PROTECTION AND MAINTENANCE OF PROPERTY

### A. ANNUAL COST

### B. DATE GSA LIABLE FOR P&M COST

## 10. FINDINGS (Check appropriate statements & explain in Block 11)

- ☒ A. THE EXCESS PROPERTY HAS BEEN SCREENED AGAINST THE KNOWN DEFENSE AND CIVILIAN REQUIREMENTS OF THE FEDERAL GOVERNMENT. IT IS NOT REQUIRED FOR THE NEEDS AND RESPONSIBILITIES OF ALL FEDERAL AGENCIES AND IS DETERMINED TO BE SURPLUS PROPERTY.
- ☐ B. THE REQUIREMENT FOR SCREENING OF THE EXCESS PROPERTY HAS BEEN WAIVED AND IT IS DETERMINED TO BE SURPLUS PROPERTY.
- ☐ C. THE PROPERTY IS SUBJECT TO DISPOSAL BY THE HOLDING AGENCY
- ☒ D. THE PROPERTY IS SUBJECT TO DISPOSAL BY THE GENERAL SERVICES ADMINISTRATION.

## CENTRAL OFFICE APPROVED (When required)

SIGNATURE AND TITLE

DATE

## REGIONAL OFFICE APPROVAL

SIGNATURE AND TITLE

DATE

(b) (6)

6/2/11

Q2

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## Item Information

## Former Navy Aviation Hangar

Sale-Lot Number: BOSTN118005001

Sale Type: Online Auction

City, State: Bedford, MA

Current Bid: 500,000 USD

Bidders: 0

Close Time: 06/25 09 00 AM CT \*

Time Remaining: Not Yet Started

Case #: MA-0840-AC

[Description](#)[Bidding Details](#)[Bid History](#)[Item Location](#)

BID DEPOSIT REQUIRED: \$25,000.00

## Coming Soon

## Former Navy Aviation Hangar, Bedford, MA

This former Navy property consists of approximately 16 acres, which have been improved with a 95,949 square foot building. The building has two Aviation Hangars, a three story office building, and a two story addition with an open floor plan. Built in 1959, the site was used for aircraft maintenance and housed radar equipment, administrative offices, and laboratories. It is adjacent to Hanscom Airfield. The property is eligible for listing on the National Register of Historic Places.

THE CONDITION OF THE PROPERTY IS NOT WARRANTED

For property details and inquiries/questions regarding property inspection:

154 Hartwell Road  
Bedford, MA 01730Contact: Barbara Salfity  
Phone: 617-565-5700  
Fax: 617-565-5720  
barbara.salfity@gsa.gov

For inquiries/questions regarding payment, contact the following sales office:

New England Region  
10 Causeway Street  
11th Floor  
Boston, MA 02222Phone: 617-565-5700  
Fax: 617-565-5720

(\*) Possible Extension. See Bidding Rules

## Item Photos





**REAL PROPERTY UTILIZATION AND DISPOSAL**  
U.S. General Services Administration

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User-added image

### Former Navy Aviation Hangar

**Property Address:** 180 Hartwell Rd., Bedford, MA, 1730**Property Type:** Industrial**Last Updated:** 5/3/2018**Details:****Former Navy Aviation Hangar, Bedford, Ma**

This former Navy property consists of approximately 16 acres, which have been improved with a 95,949 square foot building. The building has two Aviation Hangars, a three story office building, and a two story addition with an open floor plan. Built in 1959, the site was used for aircraft maintenance and housed radar equipment, administrative offices, and laboratories. It is adjacent to Hanscom Airfield. The property is eligible for listing on the National Register of Historic Places.

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Q 3



GSA New England Region

February 4, 2011

Juanita Perry  
SNAPS Specialist  
Office of Special Needs Assistance Programs  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street SW, Room 7262  
Washington, DC 20410

Dear Ms. Perry:

Please review the enclosed checklist to determine if this property, the Former Aviation Hangar, Bedford, Massachusetts, is suitable or unsuitable as a property to assist the homeless in accordance with the provisions of the Steward B. McKinney Homeless Assistance Act.

Please direct your determination and response to:

General Services Administration  
Property Disposal Division (1PZ)  
Thomas P. O'Neill Federal Building  
10 Causeway Street, Room 925  
Boston, MA 02222  
Attn: Barbara Salfity

If you have any questions or need further information please call or email me at 617-565-5696 or [barbara.salfity@gsa.gov](mailto:barbara.salfity@gsa.gov).

Thank you for your attention.

Sincerely,  
(b) (6)

Barbara J. Salfity, Branch Chief  
Office of Real Property Utilization and Disposal Division  
Public Buildings Service

U.S. General Services Administration  
Thomas P. O'Neill, Jr. Federal Building  
10 Causeway Street  
Boston, MA 02222  
[www.gsa.gov](http://www.gsa.gov)

**TITLE V PROPERTY SURVEY**  
**Federal Property Information Checklist**  
**(Rev. 11/89)**

*Instructions: 1) Use this form*

2) Complete all items below or the checklist will be returned for completion

**Date: February 3, 2011**

**Property ID # [**  
(HUD will assign)

1. FEDERAL LANDHOLDING AGENCY: NAVY

**2. PROPERTY: Former Aviation Hangar**

3. **ADDRESS:** Hartwell Road adjacent to Hanscom Airport  
Bedford, Massachusetts 07730

4. **GSA Inventory Control Number (if available):** MA 0840AC

5. PREVIOUSLY REPORTED TO HUD \_\_\_\_\_ NO \_\_\_\_\_  
(Yes) (No)

Determination:                      Suitable                      Unsuitable by HUD                       
Date                     

## 6. PROPERTY DESCRIPTION

  X   Building                             Vacant Land                             Other

A. Current Status:        Unutilized        Underutilized  
X Excess        Surplus

**If Excess or Surplus, GSA Disposal Control No: MA 0840AC**

**B. If underutilized, type of underutilization (describe):**

Portion \_\_\_\_\_ Seasonal \_\_\_\_\_ Intermittent \_\_\_\_\_  
Other \_\_\_\_\_

**C. Predominant surrounding land use:** airport

**D. Unusual physical features or impediments:** Aviation hangar with direct access to runway

	MEETS		POTENTIAL	
	Yes	No	Yes	No
E Heating facilities adequate for the climate	<u>X</u>	___	___	___
F. Structurally sound				
i. foundation	<u>X</u>	___	___	___
ii. floors	<u>X</u>	___	___	___
iii. roofs	<u>X</u>	___	___	___
iv. exterior walls	<u>X</u>	___	___	___
v. interior walls	___	<u>X</u>	___	___
vi. Describe general condition or extent of repairs needed:				

The vacant structure has experienced vandalism and has deteriorated conditions from being vacant and unheated. Several ceilings have fallen and floors have warped and heaved. Windows and glass partitions have been broken and glass and debris is throughout the building.

9. VACANT LAND

A. Size: \_\_\_\_\_ (acres/ square footage)

B. Improvements (e.g., paved, etc.) describe:

C. Current or most recent use:

D. If occupied, indicate:

- i. \_\_\_\_\_ percentage of total land area occupied or otherwise in use
- ii. \_\_\_\_\_ expiration date of any existing lease or renewal period

10. VACANT LAND CONDITION- Meets or has the potential to meet the following criteria:

	MEETS		POTENTIAL	
	Yes	No	Yes	No
A. Operating sanitary facilities	___	___	___	___
B. Potable water	___	___	___	___
C. Electric power	___	___	___	___

D. Indicate (if known) distance to nearest utility hookup(s):



**If yes, indicate:**

i. **Number of acres located more than 2,000 feet from such facility:**

ii **Nature of the facility and material:**

C. Is any portion of the property located within an airport runway clear zone?

☒ Yes ☐ No

If yes, indicate the portion (percentage) of the property which is so located: 100 %

D. Is any portion of the property located within a 100 year floodplain? (Note that the fact that a Federal property is not included in an existing floodplain map or study does not, by itself justify a "No" answer.) ☐ Yes ☐ No

Is any portion of the property located in the floodway? ☐ Yes  
☒ No

E. Is the property impacted by any other known environmental condition which might jeopardize the safety of occupants of the property (e.g. friable asbestos, PCBs, radon, periodic flooding)? ☒ Yes ☐ No

**Indicate:**

(1) **Basis for determination (submit document):**

(2) **Nature of condition:** Friable asbestos containing materials including floor tiles

(3) **Extent of condition:**

(4) **Location of condition:** throughout the structure

F. Are there any other known environmental conditions which could affect or be impacted by the occupancy of the property (e.g., endangered species, wild and scenic rivers. Wetlands, historic properties, storm water runoff, etc.)?

☐ Yes ☒ No ☐ Undetermined.



GSA New England Region

June 20, 2011

The Honorable John F. Kerry  
1 Bowdoin Square, 10<sup>th</sup> Fl  
Boston, MA 02114

RE: Former Naval Weapons Industrial Reserves Plant – Aviation Hanger  
Hartwell Road (near Independence Court)  
Bedford, Massachusetts, 01730  
GSA Control No. 1-N-MA-0840AC  
HUD #: 54201110010

Dear Senator Kerry:

The above referenced property has been determined to be surplus to the needs of the Government. The property has been deemed unsuitable for homeless use by the Department of Housing and Urban Development on March 11, 2011 HUD #: 54201110010 and is available for disposal.

The enclosed notice describes the property and provides instructions to be followed by public bodies wishing to apply. Copies of the notice are being sent to the State of Massachusetts, the Town of Bedford, and other interested parties of record. Responses to this screening should be made in accordance with the instructions contained in the enclosed notice.

Should you require additional information or have any questions regarding this matter, a member of your staff may contact Barbara Salfity at (617) 565-5696 or e-mail [barbara.salfity@gsa.gov](mailto:barbara.salfity@gsa.gov).

Sincerely,

(b) (6)

*for*  
John E. Kelly, Director  
Real Property Utilization & Disposal Division  
Public Buildings Service

Enclosure

cc: The Honorable John Kerry  
Washington Office

U.S. General Services Administration  
Thomas P. O'Neill, Jr. Federal Building  
10 Causeway Street  
Boston, MA 02222  
[www.gsa.gov](http://www.gsa.gov)

**UNITED STATES GENERAL SERVICES ADMINISTRATION**  
**NOTICE OF SURPLUS DETERMINATION FOR FEDERAL REAL PROPERTY**

**June 15, 2011**

**Former Naval Weapons Industrial Reserves Plant – Aviation Hanger  
Hartwell Road (near Independence Court)  
Bedford, Massachusetts, 01730  
(GSA Control No. 1-N-MA-0840AC)**

Notice is hereby given that the subject property has been determined to be surplus Government property and is available for disposal pursuant to the provisions of the Property Act (116 Stat. 1062, 40 U.S.C. 543) as amended with certain related laws and applicable regulations. The property was determined unsuitable for homeless use and published in the Federal Register on March 11, 2011 (HUD Property Number 54201110010).

The property consists of approximately 18 +/- acres of land improved with two aviation hangars and supporting office space with access to the Hanscom Field airport taxiway.

The regulations provide that public agencies (non-Federal) shall be allowed to submit a formal application of interest for surplus real property within 30 days of the date of this Notice. Disposal of this property may be made to public agencies for the public uses stated below, and that disposal is authorized by the statutes and applicable regulations as follows:

**STATUTE**

**TYPE OF DISPOSAL**

49 U.S.C. 47151

Public Airport

40 U.S.C. 545(b)(8)

Negotiated sale to public bodies for public purposes

Any public agency wishing to acquire this property for public airport purposes should submit a written notice (with cc: to GSA at the address listed below) to:

Kendall Ball, P.E.  
Management and Program Analyst  
Federal Aviation Administration  
800 Independence Avenue, SW  
Orville Wright Building, Room 619  
Washington, DC 20951

For negotiated sale, submit to:

Mr. John Kelly, Director  
U.S. General Services Administration  
Real Property Utilization & Disposal Division  
10 Causeway St.  
Boston, MA 02222

Such written notice shall:

- 1) Disclose the contemplated use of the property;
- 2) Contain a citation of the applicable statute under which the public agency desires to procure the property;
- 3) State the length of time required to develop and submit a formal application for the property (where a payment to the Government is required under the statute, include a statement as to whether funds are available and, if not, the period required to obtain funds); and
- 4) Give the reason for the time required to develop and submit a formal application.

Upon receipt of the written notice, the public agency shall be promptly informed concerning the period of time that will be allowed for submission of the formal application.

In the absence of a written notice, or in the event a public use proposal is not approved, the regulations issued pursuant to authority contained in the Property Act as amended, provide for offering the property for sale according to its highest and best use.

If any public agency considers that the proposed disposal of the property is incompatible with its development plans and programs, notice of such incompatibility must be forward to the Regional Commissioner, U.S. General Services Administration, Public Buildings Service, 10 Causeway St., Boston, MA 02222.

It should be noted that interest may have been expressed by federal, state, and local governmental units and eligible nonprofit institutions in acquiring this property for public uses. Occupied properties are subject to current occupants vacating the property according to schedule.

For information contact:

Barbara J. Salfity  
GSA/Real Property Utilization & Disposal Division  
10 Causeway St.  
Boston, MA 02222  
617-565-5696  
[barbara.salfity@gsa.gov](mailto:barbara.salfity@gsa.gov)



Richard Reed, Town Manager  
Bedford Town Hall  
10 Mudge Way  
2nd Floor  
Bedford, MA 01730

Governor Deval Patrick  
Massachusetts State House  
Office of the Governor  
Room 280  
Boston, MA 02133

The Honorable John F. Kerry  
Rm 304 Senate Russell Office Building  
Washington, D.C. 20510

United States Senator  
The Honorable John F. Kerry  
1 Bowdoin Square, 10<sup>th</sup> Fl  
Boston, MA 02114

Postmaster  
156 The Great Road  
Bedford, MA 01730-9998

Kendall Ball, P.E.  
Management and Program Analyst  
Federal Aviation Administration  
800 Independence Avenue, SW  
Orville Wright Building, Room 619  
Washington, DC 20951

Thomas J. Kinton, Jr.,  
CEO & Executive Director  
Massachusetts Port Authority (MASSPORT)  
One Harborside Drive, Suite 200S  
Boston, MA 02128-2909

The Honorable Scott Brown  
Washington Office  
315 Russell Senate Office Building  
Washington, DC 20510

The Honorable Scott Brown  
Boston Office  
2400 John F. Kennedy Federal Building  
Boston, MA 02203

The Honorable John Tierney  
6<sup>th</sup> Middlesex Congressional District  
17 Peabody Sq.  
Peabody, MA 01960

The Honorable John Tierney  
2238 Rayburn HOB  
Washington, DC 20515





GSA New England Region

June 21, 2011

Kendall Ball, P.E.  
Management and Program Analyst  
Federal Aviation Administration  
800 Independence Avenue, SW  
Orville Wright Building, Room 619  
Washington, DC 20951

RE: Former Naval Weapons Industrial Reserves Plant – Aviation Hanger  
180 Hartwell Road  
Bedford, Massachusetts, 01730  
GSA Control No. 1-N-MA-0840AC  
HUD #: 54201110010

Dear Mr. Ball:

Enclosed for your information are copies of GSA Form 1432 and the Notice of Surplus Determination for the above referenced property.

Please be advised that the property is being made available for a public benefit program sponsored by your agency.

Should you require additional information or have any questions regarding this matter, please contact Barbara J. Salfity at (617) 565-5696 or e-mail [barbara.salfity@gsa.gov](mailto:barbara.salfity@gsa.gov).

Sincerely,

(b) (6)

John E. Kelly, Director  
Real Property Utilization & Disposal Division  
Public Buildings Service

Enclosures

U.S. General Services Administration  
Thomas P. O'Neill, Jr. Federal Building  
10 Causeway Street  
Boston, MA 02222  
[www.gsa.gov](http://www.gsa.gov)

**UNITED STATES GENERAL SERVICES ADMINISTRATION**

**NOTICE OF SURPLUS DETERMINATION FOR FEDERAL REAL PROPERTY**

**June 21, 2011**

**Former Naval Weapons Industrial Reserves Plant – Aviation Hanger  
Hartwell Road (near Independence Court)  
Bedford, Massachusetts, 01730  
(GSA Control No. 1-N-MA-0840AC)**

Notice is hereby given that the subject property has been determined to be surplus Government property and is available for disposal pursuant to the provisions of the Property Act (116 Stat. 1062, 40 U.S.C. 543) as amended with certain related laws and applicable regulations. The property was determined unsuitable for homeless use and published in the Federal Register on March 11, 2011 (HUD Property Number 54201110010).

The property consists of approximately 18 +/- acres of land improved with two aviation hangars and supporting office space with access to the Hanscom Field airport taxiway.

The regulations provide that public agencies (non-Federal) shall be allowed to submit a formal application of interest for surplus real property within 30 days of the date of this Notice. Disposal of this property may be made to public agencies for the public uses stated below, and that disposal is authorized by the statutes and applicable regulations as follows:

**STATUTE**

**TYPE OF DISPOSAL**

49 U.S.C. 47151

Public Airport

40 U.S.C. 545(b)(8)

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Kendall Ball, P.E.  
Management and Program Analyst  
Federal Aviation Administration  
800 Independence Avenue, SW  
Orville Wright Building, Room 619  
Washington, DC 20951

For negotiated sale, submit to:

Mr. John Kelly, Director  
U.S. General Services Administration  
Real Property Utilization & Disposal Division  
10 Causeway St.  
Boston, MA 02222

Such written notice shall:

- 1) Disclose the contemplated use of the property;
- 2) Contain a citation of the applicable statute under which the public agency desires to procure the property;
- 3) State the length of time required to develop and submit a formal application for the property (where a payment to the Government is required under the statute, include a statement as to whether funds are available and, if not, the period required to obtain funds); and
- 4) Give the reason for the time required to develop and submit a formal application.

Upon receipt of the written notice, the public agency shall be promptly informed concerning the period of time that will be allowed for submission of the formal application.

In the absence of a written notice, or in the event a public use proposal is not approved, the regulations issued pursuant to authority contained in the Property Act as amended, provide for offering the property for sale according to its highest and best use.

If any public agency considers that the proposed disposal of the property is incompatible with its development plans and programs, notice of such incompatibility must be forward to the Regional Commissioner, U.S. General Services Administration, Public Buildings Service, 10 Causeway St., Boston, MA 02222.

It should be noted that interest may have been expressed by federal, state, and local governmental units and eligible nonprofit institutions in acquiring this property for public uses. Occupied properties are subject to current occupants vacating the property according to schedule.

For information contact:

Barbara J. Salfity  
GSA/Real Property Utilization & Disposal Division  
10 Causeway St.  
Boston, MA 02222  
617-565-5696  
[barbara.salfity@gsa.gov](mailto:barbara.salfity@gsa.gov)





File 0018  
GSA New England Region

June 15, 2011

Governor Deval Patrick  
Massachusetts State House  
Office of the Governor  
Room 280  
Boston, MA 02133

RE: Former Naval Weapons Industrial Reserves Plant – Aviation Hanger  
Hartwell Road (near Independence Court)  
Bedford, Massachusetts, 01730  
GSA Control No. 1-N-MA-0840AC  
HUD #: 54201110010

Dear Governor Patrick:

The above referenced property has been determined to be surplus to the needs of the Government. The property has been deemed unsuitable for homeless use by the Department of Housing and Urban Development on March 11, 2011 HUD #: 54201110010 and is available for disposal.

Included in the enclosed notice is a description of the property and procedural instructions to be followed if any public agency desires to submit an application for the property. Please note particularly the name and address given for filing written notice if any public agency desires to submit such an application, the time limitation within which written notice must be filed, and the required content of such notice. Additional instructions are provided for the submission of comments regarding any incompatibility of the disposal with any public agency's development plans and programs.

In order to ensure that all interested parties are informed of the availability of this property, it is respectfully requested that additional copies of the attached notice be posted in appropriate places. A notice of the surplus determination also is being mailed to the Town of Bedford.

Should you require additional information or have any questions regarding this matter, a member of your staff may contact Barbara Salfity at (617) 565-5696 or e-mail [barbara.salfity@gsa.gov](mailto:barbara.salfity@gsa.gov).

Sincerely,

(b) (6)

John E. Kelly, Director  
Real Property Utilization & Disposal Division  
Public Buildings Service

Enclosures

U.S. General Services Administration  
Thomas P. O'Neill, Jr. Federal Building  
10 Causeway Street  
Boston, MA 02222  
[www.gsa.gov](http://www.gsa.gov)

*File Copy*

May 11, 2011

Richard Reed, Town Manager  
Bedford Town Hall  
10 Mudge Way  
2nd Floor  
Bedford, MA 01730

RE: Former Naval Weapons Industrial Reserves Plant – Aviation Hanger  
180 Hartwell Road  
Bedford, Massachusetts, 01730  
GSA Control No. 1-N-MA-0840AC  
HUD #: 54201110010

Dear Mr. Reed:

The above referenced property has been determined to be surplus to the needs of the Government. The property has been deemed unsuitable for homeless use by the Department of Housing and Urban Development on March 11, 2011 HUD #: 54201110010 and is available for disposal.

Included in the enclosed notice is a description of the property and procedural instructions to be followed if any public agency desires to submit an application for the property. Please note particularly the name and address given for filing written notice if any public agency desires to submit such an application, the time limitation within which written notice must be filed, and the required content of such notice. Additional instructions are provided for the submission of comments regarding any incompatibility of the disposal with any public agency's development plans and programs.

As the head of the governing body of the unit of general local government having jurisdiction over zoning and land-use regulations in the geographical area within which this surplus property is located, you may also be interested in section 803 of the Federal Property and Administrative Services Act of 1949, as amended, 82 Stat. 1105, a copy of which is attached for ready reference.

It is requested that the information contemplated by section 803 (b) be forwarded to this office within the same time period prescribed in the attached notice of surplus determination for the advising of a desire to acquire the property. If the property is unzoned and you desire the opportunity to accomplish such zoning in accordance with local comprehensive planning pursuant to section 803 (a), please so advise us in writing within the same time frame and let us know the time you will require for the promulgation of such zoning regulations. We will not delay sale of the property pending such zoning for more than 50 days from the date of this notice. However, if you will not be able to accomplish the desired zoning before the property is placed on sale, we will advise prospective purchasers of the pending zoning in process.

In order to ensure that all interested parties are informed of the availability of this property, it is respectfully requested that additional copies of the attached notice be posted in appropriate places. A notice of surplus determination also is being mailed to the State of Massachusetts.

Should you require additional information or have any questions regarding this matter, please contact Barbara Salfity at (617) 565-5696 or e-mail [barbara.salfity@gsa.gov](mailto:barbara.salfity@gsa.gov).

Sincerely,

(b) (6)

A large black rectangular redaction box covers the signature area.

*John*  
John E. Kelly, Director  
Real Property Utilization & Disposal Division  
Public Buildings Service

Enclosures

May 11, 2011

Postmaster  
156 The Great Road  
Bedford, MA 01730-9998

RE: Former Naval Weapons Industrial Reserves Plant – Aviation Hanger  
180 Hartwell Road  
Bedford, Massachusetts, 01730  
GSA Control No. 1-N-MA-0840AC  
HUD #: 54201110010

Dear Postmaster:

The above referenced property has been determined to be surplus to the needs of the Government. In order to ensure that all interested parties are informed of the availability of this property, it is respectfully requested that additional copies of the attached notice be posted in appropriate places.

Thank you for your cooperation.

Sincerely,

(b) (6)

John E. Kelly, Director  
Real Property Utilization & Disposal Division  
Public Buildings Service

Enclosures

05





Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

**Re: Zoning Information for Hartwell Road Bedford MA**

1 message

barbara.salfity@gsa.gov &lt;barbara.salfity@gsa.gov&gt;

Tue, May 3, 2011 at 7:50 AM

To: "Laskey, Christopher" &lt;&lt;claskey@bedfordma.gov&gt;@gsaexternal&gt;

Chris,

Thank you so much for your prompt follow up and useful data. We are working to get the property surveyed and an appraisal prepared as well. When we choose a contractor, I will provide them this data.

Thank You,

Barbara

Barbara J. Salfity, Branch Chief  
Real Property Utilization & Disposal Division  
General Services Administration  
10 Causeway Street, Suite 925  
Boston, Ma 02222  
Ph:617-565-5696  
Fax: 617-565-5720

"Laskey, Christopher" &lt;claskey@bedfordma.gov&gt;



"Laskey, Christopher"  
<claskey@bedfordma.gov>

To&lt;barbara.salfity@gsa.gov&gt;

cc"Reed, Richard" &lt;rreed@bedfordma.gov&gt;

05/02/2011 04:40 PM

SubjectZoning Information for Hartwell Road Bedford MA

Good Morning Barbara,

Last week you met with Rick Reed, Rich Warrington and I to discuss the NWRIP site on Hartwell Road in Bedford, MA. For your convenience, I've gathered some zoning information for that parcel as well as use and dimensional criteria found in our zoning bylaws.

Attached you will find a map of the parcel(s) and the applicable zoning districts identified. You will note that the parcel on which the main building is found is located in the Industrial Park (IP) district. The parcel located to the north of that parcel and which houses some accessory structures/buildings is located within two residential districts (Residence B district and Residence C district).

You will also find attached **Table I – Use Regulations** to identify the uses allowed within those respective districts and **Table II – Dimensional Regulations** which identifies the dimensional criteria (i.e. lot size, frontage requirements, setbacks, etc.) required for those particular districts.

If you have any questions regarding this information, please feel free to contact my office to discuss.

Regards,

Chris

My email address is changing to claskey@bedfordma.gov

Please begin using my new email address immediately and make appropriate changes for future emails.

***When writing or responding, please be aware that the Secretary of State has determined that most email is a public record and, therefore, may not be kept confidential.***

Please consider the environment before printing this email message  
(See attached file: Zoning Info for Hartwell Road.pdf)



Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

**Re: Bedford Hartwell Road Disposition**

1 message

**John Kelly - 1PZ** <john.kelly@gsa.gov>  
To: dmanugian@bedfordma.gov  
Cc: Barbara Salfity <barbara.salfity@gsa.gov>

Fri, Nov 3, 2017 at 8:34 AM

Good morning

Thanks for sending this email which summarizes your interest in Hartwell road. GSA can certainly work with you to convey the portion of the road which crosses Navy property. GSA, however can not participate in a cost sharing project to repair the road.

We have asked Navy to confirm that the property encumbered by the road is suitable for transfer from an environmental perspective. Once we receive this confirmation and the legal description a deed will be prepared. I am available on Monday if you would like to discuss this in greater detail.

Have a nice weekend

John Kelly  
Director Real Property Utilization and Disposal  
General Services Administration  
New England Region.  
617 620 1094

On Nov 2, 2017, at 2:58 PM, Manugian, David <dmanugian@bedfordma.gov> wrote:

Hi John,

Thanks for speaking with me yesterday about the disposition of Hartwell Road. As discussed the Town is interested in accepting a fee simple interest in Hartwell Road where it crosses US Navy land. At your request we can prepare a legal description of the area we would like.

In addition we are interested in working with the GSA on cost sharing for some basic maintenance repairs to Hartwell Road. The repairs primarily include reclamation, regrading, binder pavement and top course pavement. As you may be aware we are working with Massport to accept a portion under their control, and they have agreed to contribute to the cost of the road repaving proportional to their share. The attached graphic shows the portions of the roadway under different ownership and the requested cost sharing for the repaving work. Would GSA be able to help pay for this on behalf of the Navy?

Thanks

David



Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

---

**Hartwell Road**

1 message

**Barbara Salfity - 1PZB** <barbara.salfity@gsa.gov>

Tue, Feb 20, 2018 at 5:16 PM

To: "Reed, Richard" &lt;rreed@bedfordma.gov&gt;

Hi Richard,

I hope all is well with you. I am following up from a meeting in November where the Town had expressed interest in acquiring a section of Hartwell Road that is currently part of the Navy's Northern Trac property. During that call, it was requested that the town determine their needs and make a written request with a site plan showing the boundaries of the property to be transferred. As of today, GSA has not received a request from the Town. Are you working on a survey? Can you update me on the Town's continued interest in acquiring the road.

Thanks

Barbara

Barbara J. Salfity, Branch Chief  
U.S. General Services Administration  
Real Property Utilization and Disposal (1PZ)  
10 Causeway Street, Room 1100  
Boston, Massachusetts 02222  
617-565-5696

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Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

---

**Hartwell Road**

1 message

**Barbara Salfity - 1PZB** <barbara.salfity@gsa.gov>

Tue, Mar 27, 2018 at 12:17 PM

To: "Reed, Richard" &lt;rreed@bedfordma.gov&gt;

Hi Richard,

I have attached the survey plan for the NWIRP property as requested. Please identify the approximately boundaries of the roadway that the Town is interested in acquiring. This will allow the Navy to begin their due diligence for the potential transfer. A new survey and subdivision will be required that would include revised parcel descriptions for Parcel B and the newly created roadway parcel. I look forward to working with you.

Barbara

Barbara J. Salfity, Branch Chief  
U.S. General Services Administration  
Real Property Utilization and Disposal (1PZ)  
10 Causeway Street, Room 1100  
Boston, Massachusetts 02222  
617-565-5696

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**Final Signed Stamped Plan3.29.2017NWIRPBedford Ma.pdf**  
3042K



Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

**Re: FW: Emailing: Hartwell Rd Layout Draft for Massport**

1 message

**Barbara Salfity - 1PZB** <barbara.salfity@gsa.gov>

Thu, May 24, 2018 at 3:32 PM

To: "Reed, Richard" &lt;rreed@bedfordma.gov&gt;

Hi Rick,

As requested, I have attached a copy of the screening notices that were sent for the SFTA site.

I will follow up with you on the road discussion tomorrow.

Barbara

On Wed, May 23, 2018 at 4:39 PM, Reed, Richard &lt;rreed@bedfordma.gov&gt; wrote:

Barbara –

Thanks for speaking with me this afternoon about the Naval Weapons Industrial Reserve Plant Hangar auction that is about to get underway.

After I go off the phone call with you, I realized that I had not heard back from you about the draft layout plan for Hartwell Road that I forwarded to you on April 24<sup>th</sup>. What are the next steps to address this?

Thanks,

Rick Reed

Bedford Town Manager

(781) 275-1111

**From:** Reed, Richard**Sent:** Tuesday, April 24, 2018 4:25 PM**To:** 'Barbara Salfity - 1PZB'**Subject:** FW: Emailing: Hartwell Rd Layout Draft for Massport

Barbara –

Attached is a draft plan showing the ideal layout of Hartwell Road in Bedford. I'll give you a call to discuss.

Rick Reed

Bedford Town Manager

(781) 275-1111



Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

**RE: FW: Emailing: Hartwell Rd Layout Draft for Massport**

1 message

**Reed, Richard** <rreed@bedfordma.gov>

Thu, May 24, 2018 at 4:56 PM

To: Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

Thank you, Barbara –

I don't recall receiving this letter, but of course it is almost seven years ago that it appears to have been sent. I'll look to see if we retained it in our files. Is such a letter typically sent by registered mail with the request of a receipt returned to the GSA?

Rick Reed

Bedford Town Manager

(781) 275-1111

**From:** Barbara Salfity - 1PZB [mailto:barbara.salfity@gsa.gov]**Sent:** Thursday, May 24, 2018 3:33 PM**To:** Reed, Richard**Subject:** Re: FW: Emailing: Hartwell Rd Layout Draft for Massport

Hi Rick,

As requested, I have attached a copy of the screening notices that were sent for the SFTA site.

I will follow up with you on the road discussion tomorrow.

Barbara

On Wed, May 23, 2018 at 4:39 PM, Reed, Richard &lt;rreed@bedfordma.gov&gt; wrote:

Barbara –

Thanks for speaking with me this afternoon about the Naval Weapons Industrial Reserve Plant Hangar auction that is about to get underway.

After I go off the phone call with you, I realized that I had not heard back from you about the draft layout plan for Hartwell Road that I forwarded to you on April 24<sup>th</sup>. What are the next steps to address this?

Thanks,

Your message is ready to be sent with the following file or link attachments:

Hartwell Rd Layout Draft for Massport

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

--

Barbara J. Salfity, Branch Chief

U.S. General Services Administration

Real Property Utilization and Disposal (1PZ)

10 Causeway Street, Room 1100

Boston, Massachusetts 02222

617-565-5696

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To: [rreed@bedfordma.gov](mailto:rreed@bedfordma.gov)

[Remove this sender from my allow list](#)

From: [barbara.salfity@gsa.gov](mailto:barbara.salfity@gsa.gov)

*You received this message because the sender is on your allow list.*



Barbara Salfity - 1PZB <barbara.salfity@gsa.gov>

---

**Re: NWIRP Parcel**

1 message

---

**Barbara Salfity - 1PZB** <barbara.salfity@gsa.gov>  
To: "Reed, Richard" <rreed@bedfordma.gov>

Tue, May 29, 2018 at 8:28 AM

Hi Rick,  
An appraisal is being done for the site.  
Barbara

On Fri, May 25, 2018 at 2:34 PM, Reed, Richard <rreed@bedfordma.gov> wrote:  
Barbara -

Has the GSA conducted an appraisal yet to determine the estimated value of the 16 acre property on Hartwell Road?

Thank you,  
Rick Reed  
Bedford Town Manager  
(781) 275-1111

---

Barbara J. Salfity, Branch Chief  
U.S. General Services Administration  
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Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

**Re: NWIRP Parcel**

1 message

**Barbara Salfity - 1PZB** <barbara.salfity@gsa.gov>

Thu, May 31, 2018 at 12:26 PM

To: "Reed, Richard" &lt;rreed@bedfordma.gov&gt;

Cc: John Kelly &lt;john.kelly@gsa.gov&gt;

Rick,

The appraisal will provide an estimate of fair market value which will be used to establish the suggested opening bid, bid increments and ultimately to evaluate the high bid. In addition, it will also provide pertinent information regarding the local and regional real estate market. This market information will assist GSA in developing a tailored marketing strategy for the property.

GSA's goal is to generate a high bid that is at least equal to the estimate of value. However, GSA may accept a bid below the estimate if it determines that the high bid is more reflective of the property's value, based on the level of interest and bidding activity.

Barbara

On Tue, May 29, 2018 at 9:19 AM, Reed, Richard <rreed@bedfordma.gov> wrote:

Thank you, Barbara –

How will the information from the appraisal be used in light of the public auction process? Does the GSA ever agree to sell land below appraised value?

Rick Reed

Bedford Town Manager

(781) 275-1111

**From:** Barbara Salfity - 1PZB [mailto:barbara.salfity@gsa.gov]**Sent:** Tuesday, May 29, 2018 8:29 AM**To:** Reed, Richard**Subject:** Re: NWIRP Parcel

Hi Rick,

An appraisal is being done for the site.

Barbara

On Fri, May 25, 2018 at 2:34 PM, Reed, Richard <rreed@bedfordma.gov> wrote:

Barbara -

Has the GSA conducted an appraisal yet to determine the estimated value of the 16 acre property on Hartwell Road?

Thank you,

Rick Reed

Bedford Town Manager



Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

**Re: NWIRP Parcel**

1 message

**Barbara Salfity - 1PZB** <barbara.salfity@gsa.gov>

Tue, Jun 5, 2018 at 12:14 PM

To: "Reed, Richard" &lt;rreed@bedfordma.gov&gt;

Rick Good afternoon, Answers to your questions are provided in italics below.

If Massport had decided to obtain the property from the federal government, would they have had to pay for it?

*No, Massport could have acquired the property at no cost under a Public Benefit Conveyance for Airport use (49 U.S.C. 47151).*

Also, is Massport prohibited from submitting a bid during the public auction process if they had a change of mind from their present inclination to take a pass on the property?

*GSA would allow Massport to participate in the auction.*

Barbara

On Mon, Jun 4, 2018 at 12:52 PM, Reed, Richard <rreed@bedfordma.gov> wrote:

Barbara -

I have a few follow-up questions for you regarding the disposition of the Navy Hangar parcel.

If Massport had decided to obtain the property from the federal government, would they have had to pay for it? If yes, then would the GSA have obtained an appraisal to inform it of the appropriate amount for Massport to pay to acquire it?

Also, is Massport prohibited from submitting a bid during the public auction process if they had a change of mind from their present inclination to take a pass on the property?

Thanks,

Rick Reed

Bedford Town Manager

(781) 275-1111

---

**From:** Reed, Richard

**Sent:** Thursday, May 31, 2018 2:19 PM

**To:** Barbara Salfity - 1PZB

**Subject:** Re: NWIRP Parcel

7/12/2018

GSA.gov Mail - Re: NWIRP Parcel

Barbara

On Fri, May 25, 2018 at 2:34 PM, Reed, Richard <rreed@bedfordma.gov> wrote:

Barbara -

Has the GSA conducted an appraisal yet to determine the estimated value of the 16 acre property on Hartwell Road?

Thank you,  
Rick Reed  
Bedford Town Manager  
(781) 275-1111

--

Barbara J. Salfity, Branch Chief  
U.S. General Services Administration  
Real Property Utilization and Disposal (1PZ)  
10 Causeway Street, Room 1100  
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Barbara J. Salfity, Branch Chief  
U.S. General Services Administration  
Real Property Utilization and Disposal (1PZ)





Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

---

**Re: Bedford NWIRP Site**

1 message

**Barbara Salfity - 1PZB** <barbara.salfity@gsa.gov>

Tue, Jun 12, 2018 at 7:42 AM

To: "Reed, Richard" &lt;rreed@bedfordma.gov&gt;

Cc: "john.kelly@gsa.gov" &lt;john.kelly@gsa.gov&gt;

Rick,

The property in the article was conveyed under a specific statutory authority included in the National Defense Authorization Act, as described on page 8 of the document included in the web link pasted in your email.

Barbara

On Thu, Jun 7, 2018 at 8:50 AM, Reed, Richard <rreed@bedfordma.gov> wrote:

Barbara -

I am wondering why the Navy could not give the Bedford NWIRP parcel to the Town of Bedford as it did in McGregor, Texas. I am sure the Town of Bedford could identify a public purpose for use of the land.

<http://www.mcgregor-texas.com/wp-content/uploads/2016/10/NWIRP-McGregor-Currents-Summer-07.pdf>

Thank you,

Rick Reed

Bedford Town Manager

(781) 275-1111

Barbara J. Salfity, Branch Chief  
U.S. General Services Administration  
Real Property Utilization and Disposal (1PZ)  
10 Causeway Street, Room 1100  
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Q 6



Massachusetts Port Authority  
One Harborside Drive, Suite 200S  
East Boston, MA 02128-2909  
Telephone (617) 568-5000  
www.massport.com

January 17, 2012

Sent via overnight delivery

Barbara J. Salfity, Branch Chief  
Real Property Utilization & Disposal Division  
General Services Administration  
10 Causeway Street, Suite 1010  
Boston, Ma 02222

Re: Application for Hanscom Parcel

Dear Barbara:

Please find enclosed three original Applications for Airport Property executed by the Massachusetts Port Authority ("Massport"). As we have discussed, Massport is submitting this application based on the agreement between the General Services Administration ("GSA") and Massport that Massport reserves the right to rescind the application in the event that Massport should determine that it does not want to acquire the Property due to past hazardous substance activity after Massport has received and reviewed the Navy's CERCLA certification and associated documentation. Please acknowledge GSA's understanding of this right of Massport to rescind the application in the space provided below and please return a copy of this letter countersigned by GSA to me at the address on the above letterhead.

Thank you for all your efforts with this matter. If you have any questions, please feel free to contact me at (b) (6)

Yours very truly,  
(b) (6)

Michele E. DeTour  
Associate Chief Legal Counsel  
Massachusetts Port Authority

Accepted and Agreed to:  
General Services Administration

(b) (6)

By \_\_\_\_\_  
Printed Name: BARBARA J. SALFITY  
Title: BRANCH CHIEF

Operating

Boston Logan International Airport • Port of Boston general cargo and passenger terminals • Hanscom Field • Boston Fish Pier • Commonwealth Pier (site of the World Trade Center Boston) • Worcester Regional Airport

RECYCLED PAPER



Barbara Salfity - 1PZB &lt;barbara.salfity@gsa.gov&gt;

**Navy Property - Bedford, Ma**

1 message

**Barbara Salfity - 1PZB** <barbara.salfity@gsa.gov>

Wed, Mar 28, 2018 at 1:06 PM

To: "DeTour, Michele" &lt;MDeTour@massport.com&gt;, "Richard (FAA)" &lt;richard.doucette@faa.gov&gt;, "Rick (FAA)" &lt;rick.etter@faa.gov&gt;

Cc: John Kelly &lt;john.kelly@gsa.gov&gt;, lisa.lesperance@faa.gov, Jorge.Panteli@faa.gov

Good afternoon,

During our February 8, 2018 call, GSA informed Massport that they needed to commit to accepting the subject property with covenants to protect the property's historical significance or GSA would proceed to dispose of the property through a competitive public sale. At that time, Navy was preparing the required CERCLA certification to confirm the property has been properly remediated.

Navy has provided this certification and GSA must now proceed with a conveyance of the property. If Massport remains interested in acquiring this property please respond with a formal commitment to accept the property. This commitment must acknowledge the historic covenants and state a reasonable time for closing. If you are unable to provide this commitment by April 16, 2018 GSA will pursue a public sale of the property.

Sincerely

Barbara J Salfity

--  
Barbara J. Salfity, Branch Chief  
U.S. General Services Administration  
Real Property Utilization and Disposal (1PZ)  
10 Causeway Street, Room 1100  
Boston, Massachusetts 02222  
617-565-5696

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